

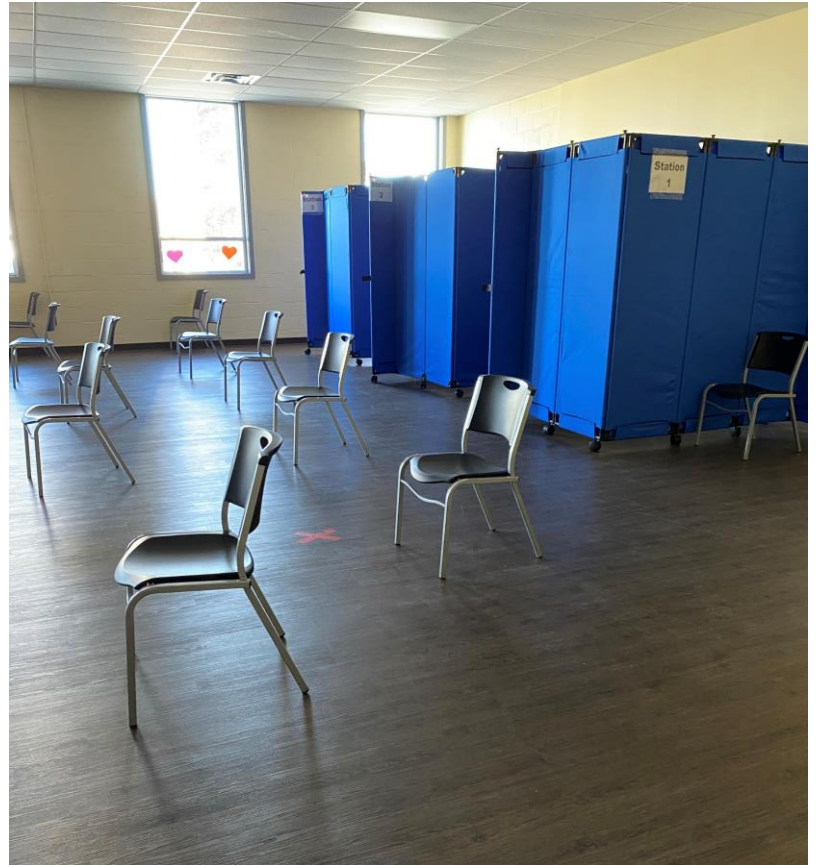


# Community Center Project Planning



# Senior Center

Existing Conditions



# Town Hall Annex

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Existing conditions

# Existing limitations and needs

- Limitation: Lack of sufficient programming space to provide multiple programs at once.
- Limitation: Accessibility at both existing locations is problematic for seniors, handicapped individuals, mothers with strollers, etc.
- Limitation: Aging in Place resources are not available
  - Currently, seniors need to go to two different locations to sign up for needed programs (i.e. Medicare and Renter's Rebate)
- Limitation: Parks & Recreation has inadequate programming space, particularly during adverse weather during summer camp.

# This resolves several challenges

- Consolidates the Community Services Department in one area
  - Senior Services, Social Services and Parks & Rec will cohabitate, creating efficiencies between staff and resources
- Provides spatial access for people of all ages
- Provides a centralized location for community needs (i.e. cooling center, community distribution, etc.)
- Provides ample programming space for people of all ages
  - Senior center during the day
  - Youth and community groups at night and on weekends
- Dovetails with other funded improvements to the location
  - Abbe Road lighting project, new bathrooms, etc.

This is what it could look like



# This is what it could look like

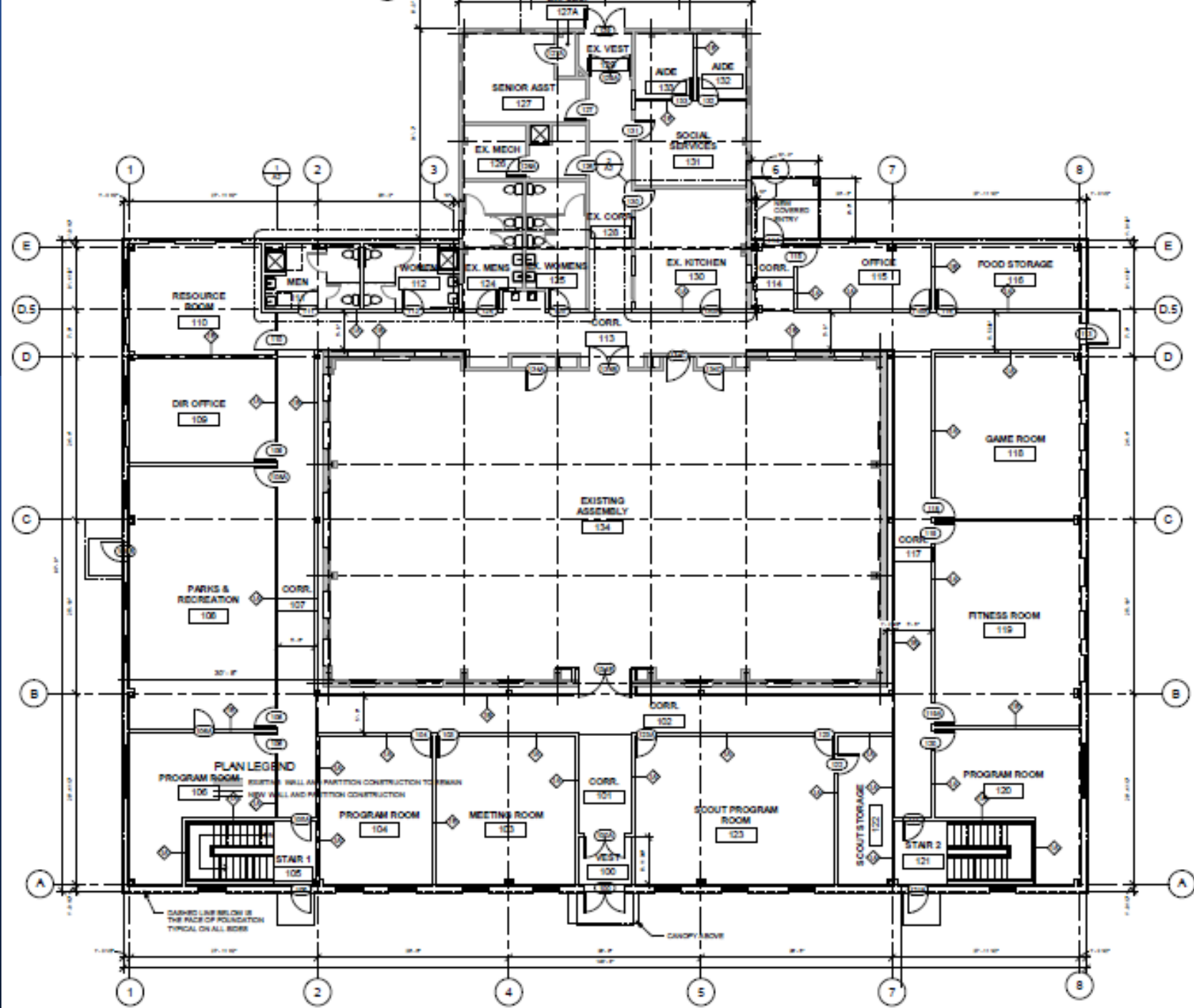


② VIEW LOOKING SOUTHEAST



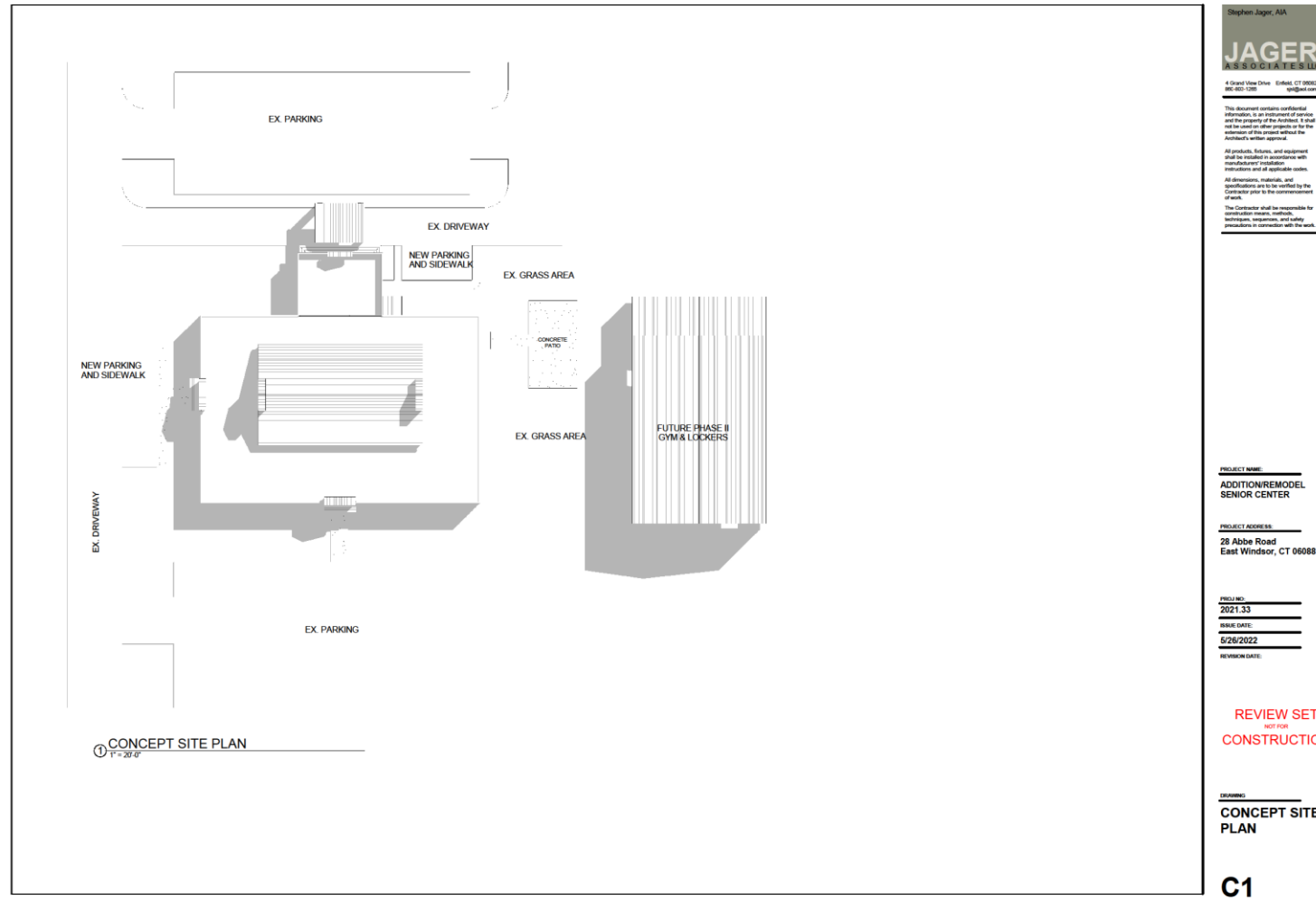
① VIEW LOOKING NORTHEAST

This is what it  
could look  
like



FLOOR PLAN

# This is what it could look like



Stephen Jager, AIA  
**JAGER ASSOCIATES LLC**  
4 Grand View Drive, Eastford, CT 06027  
860-402-1285  
sjag@jager.com

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All products, fixtures, and equipment shall be installed in accordance with manufacturer's installation instructions and all applicable codes.

All dimensions, materials, and specifications are to be verified by the Contractor prior to the commencement of work.

The Contractor shall be responsible for construction means, methods, techniques, sequencing, and safety procedures in connection with the work.

PROJECT NAME  
ADDITION/REMODEL  
SENIOR CENTER

PROJECT ADDRESS  
28 Abbe Road  
East Windsor, CT 06088

PROJ. NO.  
2021.33  
ISSUE DATE:  
5/26/2022  
REVISION DATE:

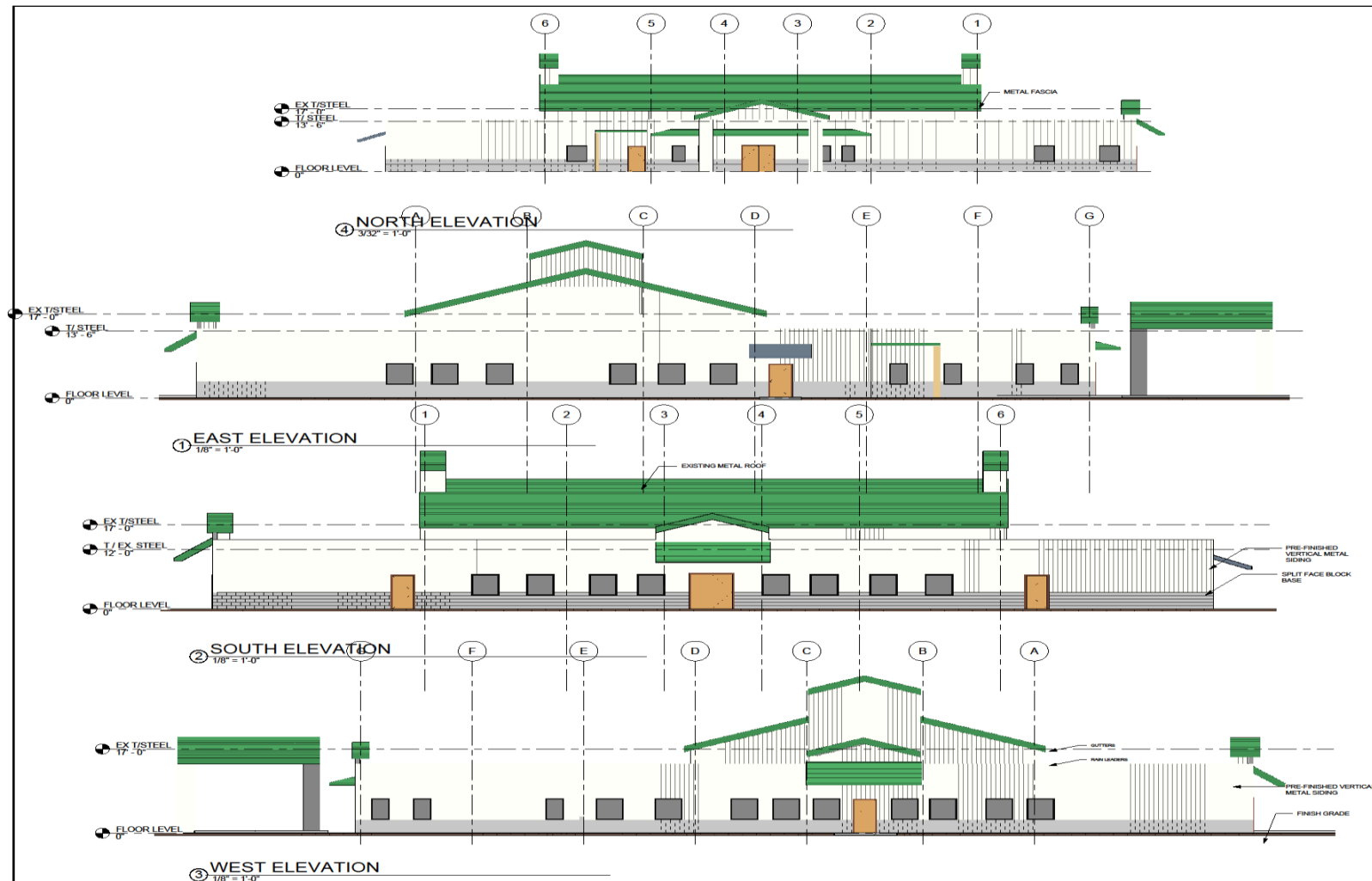
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CONSTRUCTION

ISSUING  
CONCEPT SITE  
PLAN

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# This is what it could look like



Stephen Jager, AIA

**JAGER**  
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**5/26/2022**

REVISION DATE:

**REVIEW SET**  
NOT FOR  
**CONSTRUCTION**

DRAWING:  
**CONCEPT  
EXTERIOR  
ELEVATIONS**

**A3**

# Project Comparison

- Windsor Locks



Senior Center



19,960 sqft



Project cost: \$13,872,644

- East Windsor



Community Center



Approximately 15,000 sqft

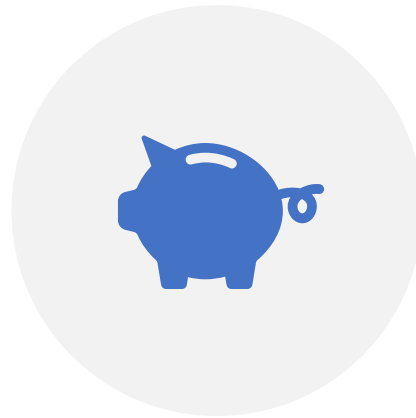


Approximately \$5,000,000

# Funding Options



TOTAL COST: \$5 MILLION



CAPITAL/NON-RECURRING  
FUNDS (ALREADY  
DESIGNATED): \$1.2 MILLION



BOND FUNDING: \$3.8 MILLION

# Project Timeline

